



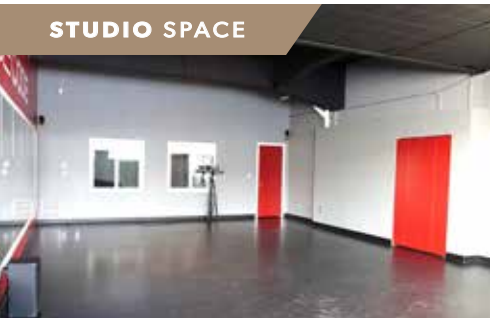
CENTRE 115

SUITE #101 | 10575 - 115 STREET | EDMONTON | AB

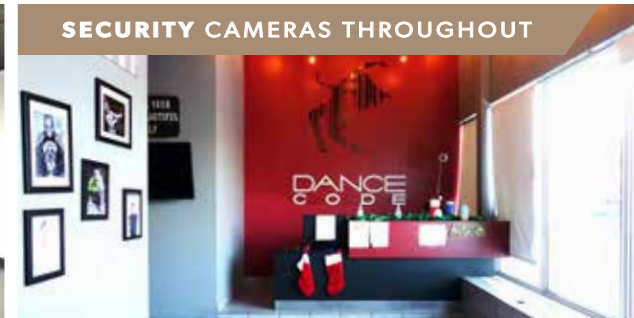
FOR LEASE



STUDIO SPACE



SECURITY CAMERAS THROUGHOUT



HIGH CEILINGS



PROPERTY HIGHLIGHTS

- Ample street parking with great amenities nearby
- One block North of Unity Square, close to downtown and 107th Avenue
- Adjacent to a future condominium site development
- Three studio spaces, Health & Wellness building

76 GROUP CO.
#203, 10941-120 ST NW
Edmonton, AB, T5H 3R3

780.705.8676
76GROUP.CA

PROPERTY DETAILS

- **ADDRESS** Suite #101, 10575 - 115 Street, Edmonton, AB
- **PROPERTY TYPE** Retail, Studio, Office
- **SIZE** 3,700 sq. ft. (+/-)
- **ZONING** DC1
- **PARKING** Street Angle
- **HEATING** HVAC
- **POSSESSION** Immediate
- **SECURITY** Yes

FINANCIALS

OPS COST | Suite #101
\$7.14 /sq. ft. including property taxes,
utilities are extra (2022 estimated)

LEASE RATE

\$13.00 / sq. ft.

- Net with \$0.50 Annual Escalations

- **SERVICES** Common area cleaning, snow removal,
HVAC maintenance, roof maintenance

IDEALLY SUITED FOR

- Dance, Yoga, or Pilates Studio
- Office Space
- Massage Therapy



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DEMOGRAPHICS

- **NEARBY POPULATION** Est. 124,000
- **COMMUNITIES NEARBY** Queen Mary Park, Glenora, North Glenora, Oliver, Westmount, Downtown
- **ACCESS TO PUBLIC TRANSIT** Direct

MAIN TRAFFIC EXPOSURE

- 107 AVENUE**
Estimated 20,800 vehicles per day
- 116 STREET**
Estimated 9,900 vehicles per day

AERIAL VIEW



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